

Energy performance certificate (EPC)

Julia House Julia Street Horwich BOLTON BL6 7PZ	Energy rating	Valid until: 14 October 2035
	D	Certificate number: 7120-1595-9948-4609-4933

Property type Offices and Workshop Businesses

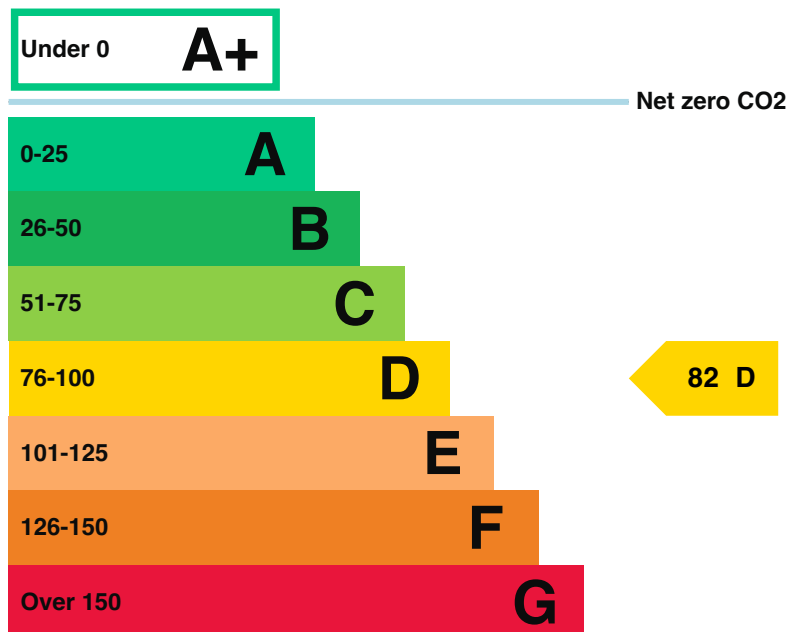
Total floor area 497 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

14 A

If typical of the existing stock

57 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	18.7
Primary energy use (kWh/m ² per year)	125

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](https://energy-certificate/5697-9440-9137-4968-6867) ([./energy-certificate/5697-9440-9137-4968-6867](https://energy-certificate/5697-9440-9137-4968-6867)).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Jay Ramsden
Telephone	0800 056 3123
Email	jay.ramsden@green-r.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/027981
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Green-R Ltd
Employer address	83 Ducie Road, Manchester M1 2JQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 October 2025
Date of certificate	15 October 2025